

COMMUNITY DEVELOPMENT UPDATE

#1 for 2010

March 19, 2010



To:

- Mayor and City Council
- Planning and Zoning Commission
- Historic Preservation Commission
- Housing Commission
- Board of Adjustment
- Water Conservation Advisory Committee
- Tim Ernster, City Manager
- Alison Zelms, Assistant City Manager
- Department Heads
- Community Development Department

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City Council

January 12, 2010

- Public hearing regarding the proposed Accessory Dwelling Unit Ordinance. **(Approved)**

January 26, 2010

- Public Hearing regarding proposed changes to the Design Review Manual, Building Height Ordinance and Landscaping Ordinance. **(Approved)**
- Presentation by the Sedona Oak Creek Unified School District regarding plans to install a large solar panel energy system at the

Sedona-Red Rock High School.
(No Action)

- Consideration of an amended Development Agreement for affordable housing units relating to the L'Auberge Resort.

(Approved)

February 24, 2010

- Public meeting regarding the SR 89A streetlight issue. **(Approved 35 foot high poles with high pressure sodium Monterey style fixtures)**
- Discussion regarding Route Transfer Study for SR 89A. **(Voted not to move forward)** (Continued on page 2)

Planning & Zoning Commission

December 15, 2009

- Public hearings regarding proposed amendments to the Design Review Manual, Building Height Ordinance and Landscaping Ordinance. **(Recommended Approval)**

January 5, 2010

- Work session to discuss the proposed expansion of the Red Rock Lodge.

January 14, 2010

- Discussion regarding the upcoming citywide update to the Sedona Community Plan.

January 28, 2010

- Consideration of a request to modify a previous Development Review application for the expansion of the L'Auberge Resort. The applicant requested to eliminate/reduce the amount of

native stone cladding/veneer on some buildings and structures.

(Approved)

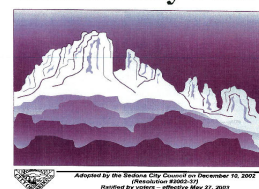
February 2, 2010

- Development Review consideration and zoning time extension request for the expansion of the Red Rock Lodge. **(Recommended for Approval)**

February 16, 2010

- Discussion regarding the city-wide Community Plan Update.

2002 Sedona Community Plan



City Council (continued)

(Continued from page #1)

March 10, 2010

- Discussion/Direction on a proposed ordinance amendment that would allow off-premises signs on a limited basis for certain large businesses that do not have highway frontage. **(Voted to move forward)**

March 23, 2010

- Formal kick-off of the citywide update to the Sedona Community Plan
- Zoning Time Extension request for the La Tierra Plaza office complex and the Adobe Lodge.

- Zoning Time Extension request for the expansion of the Red Rock Lodge.



Red Rock Lodge

Planning & Zoning Commission (continued)

March 2, 2010

- Zoning Time Extension request for the La Tierra Plaza office complex and the Adobe Lodge. **(Recommended Approval)**



La Tierra Plaza

April 6, 2010

- Development Review and Subdivision consideration for the proposed Centrum project consisting of 11,400 square feet of commercial space and eight residential condominium units all located on 2.4 acres along the east side of Sunset Drive.

May 4, 2010

- Consideration of a conditional use permit for the continued operation of the Farmers Market at the Sedona Airport.



Historic Preservation Commission

- The Commission is planning a self-guided tour and reception of historic properties to celebrate National Historic Preservation month in May.
- There are currently two vacancies on the Commission.
- The Commission will be actively participating in Sedona's celebration of the Arizona Centennial.



Arizona Centennial

Water Conservation Advisory Committee

- The Committee is gearing up for the Water Wise Education Day to be held in April for approximately 100 fourth grade West Sedona School and Big Park School students.



Housing Commission

- The Commission is beginning to work on an update of the Housing Element as part of the citywide update of the Community Plan.
- The Community Development Block Grant program for low-income citizens is coming to a close. This program resulted in the renovation of three existing mobile homes and the replacement of two mobile homes for income qualified property owners.
- The Commission is working on a brochure for the recently adopted Accessory Dwelling Unit ordinance.

Sedona Main Street Program

- Created and distributed "Street Talk" newsletter.
- Coordination for the 40th Annual Sedona St. Patrick's Day Parade and Festival held on March 6th.
- Working with City staff on pedestrian way finding from uptown City parking lot to the uptown shopping district.
- Co-presented City Council Candidate Forum on January 28th.
- Submitted two Arizona Main Street Grant applications for Main Street banners for pedestrian light poles along SR 179 and the Historical/Interpretive Plaque and Walking Path project connecting SR 179/89A.
- Recipient of Keep Sedona Beautiful Award of Excellence to Jordan Road Pioneer Pathway Project for creative streetscape and historic recognition at February 14 Awards Luncheon.



St Patrick's Day Parade

Building Permit/Construction Activity

December 2009

- Received one, new single-family residential building permit application.
- Issued building permits for three, new single-family residences.
- Received a building permit applications for 19 new lodging units at the L'Auberge Resort.
- Received a building permit application for a new classroom building at the West Sedona School.
- Issued a tenant improvement permit for a new art gallery on Jordan Road.
- December building permit fees collected = \$13,330.
- December development impact fees collected = \$21,290.

January 2010

- Received no new single-family residential building permit applications.
- Issued no building permits for single-family residences.
- Issued building permits for 19 new lodging units at L'Auberge Resort.
- Issued a building permit for a new classroom building at West Sedona School.
- Issued a tenant occupancy permit for the new Golden Goose Restaurant.
- January building permit fees collected = \$28,024.
- January development impact fees collected = \$19,306.

February 2010

- Received no new single-family residential building permit applications
- Issued building permit for one new single-family residence.
- Issued a tenant occupancy permit for a new Cheers retail shop in uptown.
- February building permit fees collected = \$6,334.
- February development impact fees collected = \$0.

Status of Ongoing Construction Projects

- Construction is nearing completion on the Kentucky Fried Chicken/Taco Bell Restaurant located along SR 89A in West Sedona.



Kentucky Fried Chicken/Taco Bell Restaurant

- Construction has been completed on some and continues on various projects, including the performing arts center, at the Sedona Red Rock High School and the West Sedona School.
- Construction continues on the remodel of an existing commercial building located at the northwest corner of SR 179 and Schnebly Hill Road.
- Construction is nearing completion on the re-development of the L'Auberge Resort.
- Construction is nearing completion on the remodeling of the former Laughing Coyote building.

Long- Range Planning

City Wide Community Plan Update

- Refined draft work program for the update. Completed initial update of growth data (1990, 2001 and present).
- Formation of four Working Teams consisting of Planning and Zoning Commission members. These teams include Community Plan Format, Public Participation, Redevelopment and Sustainability.
- In January and February, the Long Range Planning staff presented/explained the update process to the Historic Preservation Commission, Housing Commission, Arts and Culture Commission and Water Conservation Advisory Committee.
- The City Council will formally kick-off and initiate the update process at their March 23rd meeting.

Other Long Range Planning Items:

- Participated in the Verde Front Planning meeting in Cottonwood. This group will help determine recreation priorities along the eastern front of the Black Hills.
- Attended Verde Valley Regional Planning meeting on January 20th.



Pro-Active “Vacation Rental” Enforcement

- 90 Coffee Cup Drive is now in compliance. Internet listing has been amended and guesthouse stove removed. Case closed.
- 490 Brewer Road investigated and issued a notice of violation for less than 30 day Internet advertising.
- 500 Coronado Trail. Property owner withdrew plea on December 27, 2009 and a trial was held March 4, 2010. The property owner was found guilty.
- 85 Coyote Pass investigated and issued a notice of violation for less than 30 day Internet advertising. Internet listing has been amended and owner has signed and delivered the acknowledge agreement. Case closed
- 80 Cathedral Lane investigated and sent 15-day notice of violation for less than 30-day Internet advertising.
- 71 Cypress Lane investigated and sent 15-day notice of violation for less than 30-day Internet advertising.
- 1970 Maxwell House investigated and sent 15-day notice of violation for less than 30-day Internet advertising.
- 2390 Roadrunner Road investigated and sent 15-day notice of violation for less than 30-day Internet advertising.
- 260 Back O’Beyond circle no longer advertising less than 30-day use on the Internet. Case Closed
- 280 Back O’Beyond circle no longer advertising less than 30-day use on the Internet. Case Closed
- Vacation rental in residential area investigated and addressed. Property owner signed a letter of acknowledgment and corrected Internet advertisement. Thirty days granted to convert to legal ADU based on new code adoption. .

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Other Code Enforcement Issues

Complaints

- One hundred seventy eight enforcement inspections were conducted in December
- Two hundred fifty one enforcement inspections were conducted in January.
- Two hundred seventy six enforcement inspections were conducted in February.

General

- Issued civil citation to owner of Mexidona for use of a banner without a required temporary sign permit.
- Joy Giardin trial held for unsightly outside storage on December 10, 2009 and was found guilty on two counts. \$2,500.00 fine (*suspended*), one-year probation and a 90-day compliance timeline.

Temporary Use Permits/Special Events

- 2010 Sedona Marathon permit issued.
- Worked with applicant on the February 21-28, 2010 (16th annual) Sedona Film Festival.
- Coordinated with Sedona Main Street Program on the March 6, 2010 (40th Annual annual) St. Patrick's Day Parade

Film Permits

- Coordinated with Doug Berry (Photographer) on a January 24, 2010 still photo shoot at Posse Grounds Park. Permit FLM10-01 issued.
- Working with Yavapai College (Zaki Gordon Film Institute) student film project scheduled for March 2010 at City Hall.



Miscellaneous

- The Community Development Director continues his involvement with the Sedona-Oak Creek Unified School District Oversight Committee.
- The Hyatt will be installing new signage and landscaping.
- Staff continues to work with ADOT on the SR 89A street light issue.
- Staff has had the following discussions with proponents of the following potential development projects (Note: those proposals marked with a * are most likely to move forward):
 - Discussion regarding the possible continuation of the Farmer's Market into the winter season and a possible permanent market.*
 - Discussion regarding a potential redevelopment of the Cor D'Amor property in West Sedona with medical offices and assisted living uses.*
 - Discussion regarding the potential development of a 2.25 acre residentially zoned property east of Andante Drive.
 - Discussion regarding redevelopment options for the Lomacasi property.*
 - Discussion regarding a possible subdivision in the Golden Eagle area of West Sedona.
 - Discussion regarding the development of one or two affordable housing units in the uptown area.
 - Discussion regarding possible redevelopment of the Biddle's property in West Sedona.
 - Discussion regarding the redevelopment of the C-Market property in uptown.*

